

EXHIBIT "A"

City of Austin
to
Seamless Palma Plaza, LLC

June 14, 2007

FIELD NOTES

FIELD NOTES 0.15 ACRE OF LAND, MORE OR LESS, OUT OF AND PART OF WOODLAWN BOULEVARD, A PUBLIC ROAD AS SHOWN ON "ENFIELD E", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 3, PAGE 180, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.15 ACRES OF LAND ADJOINING THAT CERTAIN 0.3924 ACRE TRACT OF LAND CONVEYED TO SEAMLESS PALMA PLAZA, LLC IN DOCUMENT NO. 2007069315, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a iron rod set with cap stamped, "Waterloo RPLS 4324" set at the intersection of south R.O.W. of Palma Plaza, a public street in Austin, Travis County, Texas, and the east R.O.W. of Woodlawn Boulevard same being at the N.W. corner of Lot 16, ENFIELD E, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Book 3, Page 180, Plat Records, Travis County, Texas, for the N.E. corner hereof, from which point an iron rod found on the south R.O.W. of Palma Plaza bears S57°00'00"E at a distance of 71.12 feet;

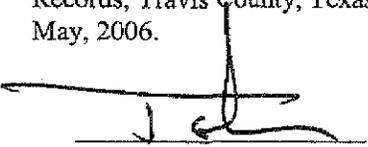
THENCE S30°48'00"W along the east R.O.W. of Woodlawn Boulevard, at 117.22 feet passing a pipe found at the S.W. corner of Lot 16 and in all 237.83 feet to a iron rod set with cap stamped, "Waterloo RPLS 4324" at the intersection of the north R.O.W. of Waterston Avenue at the S.W. corner of said 0.3924 acre tract, for the S.E. corner hereof, from which point an iron rod found on the north R.O.W. of Waterston Avenue at the S.W. corner of Lot 1, Henry Henry Wetzel Jr. Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 29, Page 42, Plat Records of Travis County, Texas, bears S60°03'00"E at a distance of 74.16 feet;

THENCE N60°03'00"W crossing into Woodlawn Boulevard along the projected north R.O.W. of Waterston Avenue for a distance of 28.00 feet to a iron rod set with cap stamped, "Waterloo RPLS 4324" for the S.W. corner hereof;

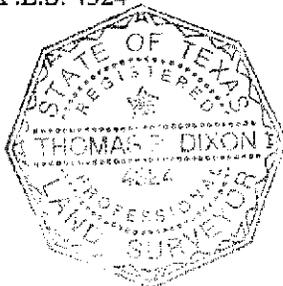
THENCE N30°48'00"E crossing Woodlawn Boulevard along a line twenty-eight (28) feet west of and parallel to the east R.O.W. line of Woodlawn Boulevard for a distance of 239.32 feet to a iron rod set with cap stamped, "Waterloo RPLS 4324" in the projected south R.O.W. of Palma Plaza for the N.W. corner hereof;

THENCE S57°00'00"E along the projected south R.O.W. of Palma Plaza for a distance of 28.02 feet to the **POINT OF BEGINNING**, containing 0.15 acre of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from "ENFIELD E", a subdivision in the city of Austin, Travis County, Texas, according to the map or plat thereof recorded in Book 3, Page 180, Plat Records, Travis County, Texas, and that they are true and correct to the best of my knowledge on this the 8th day of May, 2006.



Thomas P. Dixon R.P.L.S. 4324



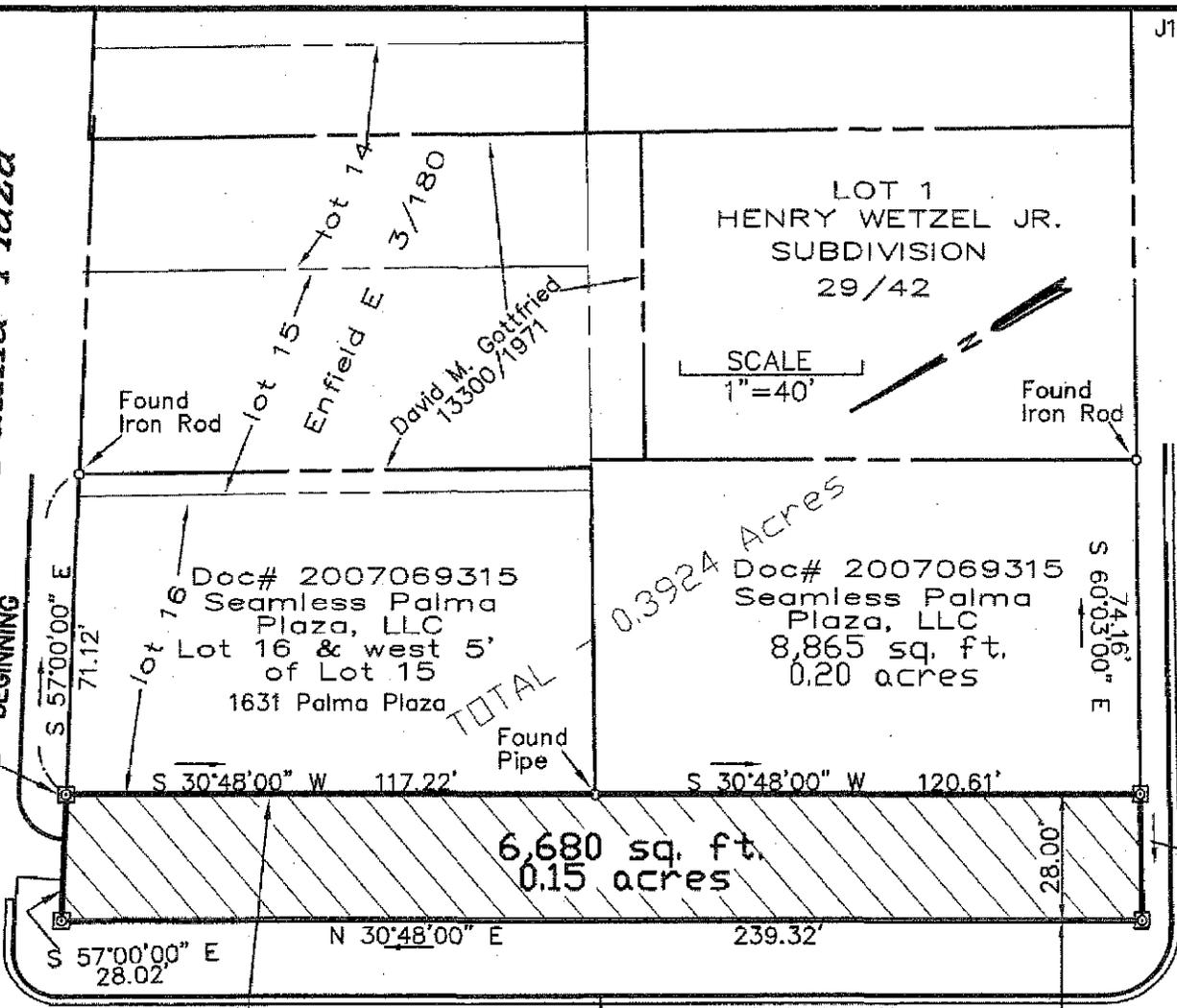
REFERENCES
TCAD MAP 1-1103
AUSTIN GRID H-23

FIELD NOTES REVIEWED
By John H. Meeker Date 6-14-2007
Engineering Support Section
Department of Public Works
and Transportation

Palma Plaza

Waterston Avenue

N.W. Corner Lot 16
POINT OF BEGINNING



Woodlawn Boulevard
85' R.O.W.

curb & gutter
public asphalt road
curb & gutter

lot 17
Enfield E 3/180
State of Texas:
County of Travis:

inlet concrete walk
Woodlawn West Condominium

LEGAL DESCRIPTION:
 0.15 ACRE OF LAND, MORE OR LESS, OUT OF AND PART OF WOODLAWN BOULEVARD, A PUBLIC ROAD AS SHOWN ON "ENFIELD E", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 3, PAGE 180, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.15 ACRES OF LAND ADJOINING THAT CERTAIN 0.3924 ACRE TRACT OF LAND CONVEYED TO SEAMLESS PALMA PLAZA, LLC IN DOCUMENT NO. 2007069315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND
IRON ROD SET WITH CAP ⊗
STAMPED "WATERLOO RPLS 4324"

WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com

"THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SKETCH HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE ON THIS THE 8TH DAY OF MAY, 2006."

THOMAS P. DIXON R.P.L.S. 4324

REFERENCES
TCAD MAP 1-1103
AUSTIN GRID H-23

